



GRASSROOTS
REALTY GROUP

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201, 122 Mahogany Centre SE
Calgary, Alberta

MLS # A2337391



\$745,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Heated Garage, Parkade, Public Electric Vehicle Charging Station(s)		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 989
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a truly rare offering: an original-owner, former SHOW HOME corner unit in the heart of Westman Village. This bright, all-day sun-filled home faces south and southwest and comes complete with two premium, side-by-side titled parking stalls, close to the elevator — a hard-to-find luxury in this community. Step outside to over 600 square feet of unparalleled wraparound balcony space, with a south-facing and a west-facing covered patio overlooking Centre Street Westman Village and Mahogany Boulevard. Whether you're sipping coffee at sunrise or watching the sunset over the boulevard, this outdoor space is an extension of your living room. With 1,060 square feet of beautifully finished indoor living space, this two-bedroom plus den, two-bathroom home lives large. A spacious entryway welcomes you with generous closet storage, a dedicated utility room, and in-suite laundry. The kitchen is a chef's dream, featuring stylish stainless steel appliances, luxury vinyl flooring, custom cabinetry with abundant storage, and gleaming quartz countertops that bring warmth and sophistication to every meal prepared. Add bar stools at the peninsula and you have the perfect setup for casual dining or entertaining. A custom-designed kitchen feature wall sets a striking backdrop for the adjoining dining area, which opens directly onto the balcony — complete with a BBQ gas line for effortless outdoor entertaining. The living room impresses with floor-to-ceiling windows, professionally installed blinds, and a custom stone feature wall built to showcase a large-screen TV. Just off the living room, a private den with a west-facing window offers a versatile space for a home office, media room, or guest retreat. Resort-Style Amenities, Right Outside Your Door, Life in Calligraphy at Westman Village means access to amenities unlike anywhere else in Calgary. The Village

Centre spans over 40,000 square feet across three stories, offering something for everyone: a high-end fitness centre, golf simulator, wine vault, marketplace, library, gymnasium, saltwater pools with waterslide, hot tub, steam room, demo kitchen, party room, pool tables, theatre, art room, and woodworking room, plus a scenic indoor walking track. Outside, residents enjoy electric vehicle charging, a car and pet wash, bike storage, a fire pit, a playground, a resident-only off-leash dog area, and inviting outdoor gathering spaces. The Village Centre is also home to Mode Fitness and JC Spa and Salon. Everything you need is within walking distance. As a resident, you'll also enjoy full lake access to the Main Beach area and be steps from West Beach, perfect for swimming, kayaking, and picnicking. Year-round, the community hosts a full slate of activities — from art and wine nights to movie evenings and pickleball. This is more than a home — it's a lifestyle. Book your private showing today.